

Legal Description of Montebello Gas Storage Area

That certain parcel of land in the City of Montebello described as follows:

Beginning at the intersection of the center line of Wilcox Avenue with the center line of Lincoln Avenue; thence northwesterly along the center line of said Lincoln Avenue to the northeasterly prolongation of the northwest line of Lot 83, Tract No. 16925 as shown on map recorded in Book 403, Page 39 of Maps, records of said county; thence southwesterly along said prolongation and said northwest line to the northeast line of Lot 69 of said tract; thence northwesterly along said line to the northwest corner of said Lot 69; thence southwesterly along the northwest line of said Lot 69 and its prolongation to the center line of Via Camille; thence northwesterly along said center line to the northeasterly prolongation of the northwest line of Lot 48 of said tract; thence southwesterly along said prolongation and said northwest line to the northeast line of Lot 38 of said tract; thence northwesterly along said line to the northwest corner of said Lot 38; thence southwesterly along the northwest line of said Lot 38 and its prolongation to the center line of Victoria Avenue; thence northwesterly along said center line to the northeasterly prolongation of the northwesterly line of Lot 17 of said tract; thence southwesterly along said prolongation and said line to the northeast line of Lot 163 of Montebello, as shown on map recorded in Book 78, Page 19 of Miscellaneous Records of said county; thence northwesterly along said northeast line to the northwest corner of said Lot 163; thence southwesterly along the northwest line of said Lot, 76.69 feet; thence southerly to a point in the center line of Beverly Boulevard that is distant southeasterly thereon 149.54 feet from the southwest prolongation of the northwest line of said Lot 163; thence northwesterly along said center line to the west line of said Montebello; thence southerly along said west line 308.12 feet; thence southeasterly parallel with the center line of said Boulevard to the center line of Morris Place as shown on map of Tract No. 13387 recorded in Book 349, Page 46 of Maps, records of said county; thence southerly along center line to the southwesterly line of Lot 160 of said Montebello; thence southeasterly along the southwesterly lines and their prolongations of Lots 160, 159, 157, 155, 153, 151, 149, 147, 145, 143, 141, 139, 137, 135 of said Montebello to the southwest corner of Lot 133 of said Montebello; thence northeasterly along the northwest line of said Lot 133 to the northeast line of the southwest 330 feet of said Lot; thence southeasterly along said line to the northwest line of Lot 131; thence northeasterly along said line 46 feet to the northwest corner of Lot 18, of Tract 10129 as shown on map recorded in Book 145, Page 33 of Maps, records of said county; thence southeasterly along the northeast line of said Lot and its prolongation to the center line of Tenth Street; thence northeasterly along said center line to the northwesterly prolongation of the southwest line of Lot 4 of said tract; thence southeasterly along said prolongation and said line to the southeast line of said tract; thence southwesterly along said line to the southwest corner of Lot 4, of Tract 11158 as shown on map recorded in Book 201, Page 48 of Maps, records of said county; thence southeasterly along the southwesterly line of said Lot and its prolongation to the center line of Spruce Street as shown on said map; thence southwesterly along said center line to the center line of Beverly Terrace; thence southeasterly along said center line to the center line of Montebello Boulevard; thence southwesterly along said center line to the northwesterly prolongation of the northeasterly line of the southwest 300 feet of Lot 125 of said Montebello; thence southeasterly along said prolongation and said northeasterly line to the northwest line of Lot 123 of said Montebello; thence northeasterly along said line 30 feet; thence southeasterly parallel with Beverly Boulevard 165 feet; thence northeasterly parallel with the northwest line of said Lot to the center line of Beverly Boulevard; thence southeasterly along said center line to the southwest prolongation of the southeast line of Lot 207 of said Montebello; thence northeasterly along said prolongation and along said southeast line to the northwest corner of Lot 209; thence southeasterly along the northeast line of Lots 209, 211, and 213, and the southeast prolongation thereof to the center line of Poplar Avenue; thence northeasterly along said center line to the northeasterly prolongation of the northwest line of Lot 14 of La Merced Heights as shown on map recorded in Book 28, Page 4 of Maps, records of said county; thence southwesterly along said prolongation and said northwesterly line to the northwest corner of said Lot 14; thence northerly to the intersection of the southeasterly prolongation of the southwesterly line of Lot 3 of said La Merced Heights with the center line of Avenida De La Merced; thence southwesterly along said center line to the northwesterly prolongation of the southwesterly line of Lot 9 of said La Merced Heights; thence North 8° 01' West along said prolongation to a point that is distant North 8° 01' West, 54.54 feet from the north line of said Avenida De La Merced; thence North 47° 43' West, 126.92 feet; thence North 21° 55' 30" West, 127.20 feet; thence North 0° 13' 30" West, 268.00 feet; thence North 31° 05' West, 92.20 feet; thence North 79° 39' West, 134.00 feet; thence North 41° 23' West, 144.60 feet to the northwest line of Lot 1 of said La Merced Heights; thence northwesterly to a point in the southwest line of Lot 3, of Tract No. 4104 as shown

Appendix A: Legal Description of Montebello Parcels

on the map recorded in Book 46, Page 33 of Maps, records of said county; said point being distant northwesterly along said line 1059.39 feet from the most westerly corner of Lot 1 of said La Merced Heights; thence southwesterly to the point of beginning.

(Above Description, per Exhibit "A" of Agreement made and entered into as of February 28, 1955 between Union Oil Company and Pacific Lighting Gas Supply Company. Grantor is not responsible for any abbreviations, errors or omissions; all vesting is subject to confirmation.)

Following is a legal description of the mineral rights owned:

Legal Description of Shallow Zone Area

"That portion of Rancho San Antonio, in the City of Montebello, County of Los Angeles, State of California, being portions of Sections 2 and 3 in Township 2 South, Range 12 West, in the Repetto Rancho, as shown on the map accompanying the Deed of Partition between Harris Newmark et al., recorded in Book 759, Page 14, of Deeds in the Office of the County Recorder of said County, bounded northwesterly by a straight line drawn from the intersection of the centerline of Wilcox Avenue, 80 feet wide, as described in Deed recorded in Book 6097, Page 16 of Official Records, with the centerline of Lincoln Avenue, 60 feet wide to a point in the northeasterly line of said Rancho, as shown on County Surveyor's Map No. B-2481, distant North 42° 23' 45" West, along said northeasterly line, 1465.99 feet from the most southerly corner of Lot 2 in Tract No. 10063, as per map recorded in Book 179, Page 32 of Maps, in said office of the County Recorder, thence southeasterly along the said northeasterly boundary to the intersection with the northeasterly prolongation of the southeasterly line of Lot 221 of the Montebello Tract, as per map recorded in Book 78, Pages 19 to 23 of Miscellaneous Records of said County, thence southwesterly along said prolongation to the most easterly corner of said Lot 221; thence northwesterly along the northeasterly line of Lots 221 and 222 of said Montebello Tract to the most northerly corner of said Lot 222; thence southwesterly along the northwesterly line of said Lot 222 to the northeasterly line of said Lincoln Avenue; thence northwesterly along said Lincoln Avenue to the point of beginning."

Disclaimer:

Above description refers to the inclusive area described in Parcels 1 through 4 of that Corporation Grant Deed recorded November 9, 1976 as Document 4431 in Book D7312, Page 301-309, Official Records, in the Office of the County Recorder of the County of Los Angeles. Subject to reservations in Exhibits of Corporation Grant Deed recorded in D6120, Page 537 as #1710 on December 24, 1973. Grantor is not responsible for any abbreviations, errors or omissions; all vesting is subject to confirmation.

Legal Description of Montebello Parcels

PARCEL 1 (APN. 5294-005-800):

Lot 69 of Tract No. 32310, in the City of Montebello, County of Los Angeles, State of California, as per map recorded in Book 850, Pages 7 to 14 inclusive of Maps, in the Office of the County Recorder of said County.

EXCEPT that portion of the subsurface of the above described property lying within the 8th zone of the Montebello oil field as said 8th zone is defined and described in the "Gas Agreement" dated May 20, 1955 recorded in Book 51080, page 97 of the Official Records of the County Recorder of said County, including, but not limited to the rights of the first party under that certain agreement entitled "Lessor Agreement" dated the 20th day of May, 1955 by and between Monterey Park Land Corporation, as first party, and Union Oil Company of California, as Second Party, a copy of which was recorded May 3, 1956 as Instrument No. 2960 in Book 51080, Page 121 et seq., Official Records of said County, as supplemented and extended by a document dated the 17th day of July 1969, by and between Monterey Park Land Corporation, as owner, and Union Oil Company of California, as Company, a copy of which was recorded September 19, 1969 as Document No. 3129 in Book M-3307, Page 193 et seq. of Official Records of said County, as reserved by

Monterey Park Land Corporation, in Deed recorded December 24, 1973 as Instrument No. 1710 in Book D-6120, Page 537 of said Official Records.

ALSO EXCEPT all oil, gas, minerals and other hydrocarbon substances in and under Lots 1 to 167 inclusive of Tract No. 32310, in the City of Montebello, County of Los Angeles, State of California, as per map recorded in Book 850, Pages 7 to 14 inclusive of Maps, in the Office of the County Recorder of said County, but without the right of surface entry to a depth of 500 feet from the present surface of said lands, as granted to Baldwin Builders, a California corporation, by deed recorded May 9, 1975 as Instrument No. 185.

PARCEL 2 (APN. 5293-014-800):

Lot 21 of Tract No. 31683, in the City of Montebello, County of Los Angeles, State of California, as per Map recorded in Book 870, Pages 44 to 53 inclusive of Maps, in the Office of the County Recorder of said County.

EXCEPT that portion of the subsurface of the above described property lying within the 8th zone of the Montebello oil field as said 8th zone is defined and described in the " Gas Agreement" dated May 20, 1955 recorded in Book 51080, Page 97 of Official Records of the County Recorder of said County, including, but not limited to the rights of the first party under that certain agreement entitled "Lessor Agreement" dated the 20th day of May, 1955 by and between Monterey Park Land Corporation, as First Party, and Union Oil Company of California, as Second Party, a copy of which was recorded May 3, 1956 as Instrument No. 2960, in Book 51080, Page 121, et seq., of Official Records of said County as supplemented and extended by a document dated the 17th day of July 1969 by and between Monterey Park Land Corporation, as owner and Union Oil Company of California as Company, a copy of which was recorded September 19, 1969 as Document No. 3129 in Book M-3387, Page 193 et seq., of Official Records of said County, reserved by Monterey Park Land Corporation, in Deed recorded December 24, 1973 as Instrument No. 1710 in Book D-6120, Page 537 of Official Records.

PARCEL 3 (APN. 5269-023-800 & 801):

Lots 28 and 37 of Tract No. 30926, in the City of Montebello, County of Los Angeles, State of California, as per Map recorded in Book 797, Pages 47 to 50 inclusive of Maps, in the Office of the County Recorder of said County.

EXCEPT from said Lot 28, an undivided half interest in and to all oil, gas, minerals or other hydrocarbon substances in and under or that may be produced, saved and sold therefrom, as conveyed to Groover O'Connell and Maybel O'Connell, husband and wife, by deed endorsed as a Memorial under the provisions of the Land Title Law as Document No. 1470-B on Certificate EZ-50221 on February 10, 1933.

PARCEL 4 (APN. 5293-011-801):

Parcel 1, in the City of Montebello, County of Los Angeles, State of California, as shown on Parcel Map No. 4605, filed in Book 52, Pages 67 through 69 of Parcel Maps, in the Office of the County Recorder of said County.

Appendix A: Legal Description of Montebello Parcels

EXCEPT THEREFROM all oil, gas, minerals and gaseous hydrocarbons below a depth of five hundred (500) feet from the surface thereof, without the right of surface entry; provided, however, that this reservation shall not apply to any oil, gas, minerals and other hydrocarbon substances in or that may be produced from the eighth zone underlying said land as described in that certain deed and agreement dated November 23, 1955 recorded on May 2, 1956 as Instrument No. 2779, in Book 51058, at Page 333 of Official Records of said County and as shown in Deed recorded January 31, 1992 as Instrument No. 92-172039 of Official Records of said County.

PARCEL 5 (APN. 5293-011-800):

That portion of Lot 1 of La Merced Heights, in the City of Montebello, County of Los Angeles, State of California, as per Map recorded in Book 28, Pages 4 and 5 of Maps, in the Office of the County Recorder of said County, lying Northwesterly of the Northwesterly boundary line of Tract No. 24427, as shown on a Map recorded in Book 829, Pages 19 and 20 of Maps, in the Office of the County Recorder of said County; said Northwesterly Boundary Line being the "New Center Line" of Montebello Boulevard, as shown on said Map of Tract No. 24427.

EXCEPT that portion of said Land lying below a depth of 500 feet measured vertically from the surface of said land.

PARCEL 6 (APN. 5293-015-800):

Lot 49 of Tract 30053, in the City of Montebello, County of Los Angeles, State of California, as per Map recorded in Book 859, Pages 89 to 93, inclusive, of Maps, in the Office of the County Recorder of Los Angeles County, California.

EXCEPT that portion of the subsurface of the above described land lying within the 8th zone of the Montebello oil field as said 8th zone is defined and described in the corporation Grant Deed from Monterey Park Land Corporation to Continental Development of California, Inc., dated December 19, 1973, and recorded December 24, 1973 as Document No. 1710 of Official Records of Los Angeles County, California.

PARCEL 7 (APN. 5293-015-801):

Lot 69 of Tract No. 31683, in the City of Montebello, County of Los Angeles, State of California, as per map recorded in Book 870, Pages 44 to 53 inclusive of Maps, in the Office of the County Recorder of said County.

EXCEPT that portion of the subsurface of the above described property lying within the 8th zone of the Montebello Oil Field as said 8th zone is defined and described in the "Gas Agreement" dated May 20, 1955 recorded in Book 51080, Page 97 of Official Records, of the County Recorder of said County; including, but not limited to the rights of the first party under that certain agreement entitled "Lessor Agreement" dated the 20th day of May 1955 by and between Monterey Park Land Corporation, as first party, and Union Oil Company of California, as Second Party, a copy of which was recorded May 3, 1956 as Instrument No. 2960 in Book 51080, Page 121, et seq. of Official Records of said County as supplemented and extended by a document dated the 17th day of July, 1969 by and between Monterey Park Land Corporation, as owner and Union Oil Company of California, as Company, a copy of which was recorded September 19, 1969 as Document No. 3129 in Book M-3307 at Page 193 et seq., of Official Records of said County, as reserved by

Monterey Park Land Corporation, in deed recorded December 24, 1973 as Instrument No. 1710 in Book D-6120 Page 537 of Official Records of said County.

ALSO EXCEPT all oil, gases and hydrocarbons, and the sole and exclusive right to explore for and remove the same, within and which may be produced from said land; the sole and exclusive right to introduce, store and remove gas, gaseous hydrocarbons, and liquids in and from said land from time to time, regardless of where such gas, gaseous hydrocarbons, and liquids may be or have been produced; and the sole and exclusive right to drill, operate, and maintain wells into or through the subsurface of said land more than 500 feet beneath the present surface thereof from drill sites outside of said land, provided however, that in connection with the rights conveyed, Grantee shall not have the right to enter, conduct operations, or locate wells or other facilities or structures in or upon the surface or the upper 500 feet of the subsurface of said land, as granted to Pacific Lighting Service Company, a corporation, by deed recorded November 9, 1986 as Instrument No. 4431.

PARCEL 8 (APN. 5269-006-800):

Lot 12 of Tract No. 29322, in the City of Montebello, County of Los Angeles, State of California, as per map recorded in Book 728, Pages 99 and 100 of Maps, in the Office of the County Recorder of said County. Said Tract being a subdivision of the surface and the upper 500 feet of the subsurface as said surface existed on August 14, 1963.

PARCEL 9 (APN. 5269-025-800 & 801):

Lots 45 and 61 of Tract No. 30926, in the City of Montebello, County of Los Angeles, State of California, as per map recorded in Book 797, Pages 47 to 50 inclusive of Maps, in the Office of the County Recorder of said County.

PARCEL 10 (APN. 5294-013-802 & 803):

Parcels 1 and 2 in the City of Montebello, County of Los Angeles, State of California, as shown upon Parcel Map filed in Book 31, Page 72 of Parcel Maps, in the Office of the County Recorder of said County.

EXCEPT all oil, gas and other hydrocarbon substances lying within and which may be produced from Lot 13 of Tract 9022, in the City of Montebello, County of Los Angeles, State of California, as per map recorded in Book 139, Page 4 of Maps, in the Office of the County Recorder of said County, together with the sole and exclusive right to hereafter from time to time, introduce, store therein and subsequently remove, any gas, gaseous hydrocarbons and liquids regardless of where said gas, gaseous hydrocarbons and liquids may be produced in and under the above described lands, without however, right to enter, conduct operations or locate wells or other facilities or structures in or upon said land, and together with the right to drill, operate and maintain wells into and through that portion of the above described lands lying more than 500 feet below the present surface thereof from drill site locations on lands other than the above described lands, as granted to Union Oil Company of California, in the deed recorded November 7, 1956 in Book 52785, Page 163 of Official Records.

PARCEL 11 (APN. 5294-013-800 & 801):

Appendix A: Legal Description of Montebello Parcels

Lots 14 and 15 of Tract No. 9022, in the City of Montebello, County of Los Angeles, State of California, as per map recorded in Book 139, Page 4 of Maps, in the Office of the County Recorder of said County.

EXCEPTING AND RESERVING all oil, gas and other hydrocarbon substances lying within and which may be produced from the eighth zone of the West Montebello Oil and Gas Field, in and under the said real property above described, in deed recorded April 12, 1960 as Instrument No. 1542.

PARCEL 12 (APN. 5293-018-800):

Lots 145 and 146 of Tract No. 31683, in the City of Montebello, County of Los Angeles, State of California, as per map recorded in Book 870, Pages 44 to 53 inclusive of Maps, in the Office of the County Recorder of said County.

EXCEPT that portion of the subsurface of the above described property lying within the 8th zone of the Montebello Oil Field as said 8th zone is defined and described in the "Gas Agreement" dated May 20, 1955, recorded in Book 51080, Page 97 of Official Records of the County Recorder of said County, including, but not limited to the rights of the first party under that certain agreement entitled "Lessor Agreement", dated the 20th day of May 1955, by and between Monterey Park Land Corporation, as First Party and Union Oil Company of California, as Second Party, a copy of which was recorded May 3, 1956 as Instrument No. 2960, in Book 51080, Pages 121 et seq. of Official Records of said County, as supplemented and extended by a document dated the 17th day of July 1969, by and between Monterey Park Land Corporation, as owner and Union Oil Company of California, as Company, a copy of which was recorded September 19, 1969 as Instrument No. 3129, in Book M-3307, Page 193 et seq., of Official Records of said County, as reserved by Monterey Park Land Corporation in Deed recorded December 24, 1973 as Instrument No. 1710 in Book D-6120, Page 537 of Official Records.

ALSO EXCEPT all oil, gases and hydrocarbons and the sole and exclusive right to explore for and remove the same, within and which may be produced from said land; the sole and exclusive right to introduce, store, and remove gas, gaseous hydrocarbons, and liquids in and from said time to time, regardless of where such gas, gaseous hydrocarbons, and liquids may be or have been produced; and the sole and exclusive right to drill, operate and maintain wells into or through the subsurface of said land, more than 500 feet beneath the present surface thereof from drill site outside of said land, provided however, that in connection with the rights conveyed, Grantee shall not have the right to enter, conduct operations, or locate wells or other facilities or structures in or upon the surface or the upper 500 feet of the subsurface of said land, as granted to Pacific Lighting Service Company, a corporation, by deed recorded November 9, 1976 as Instrument No. 4431 of Official Records of said County.

PARCEL 13 (APN. 5269-007-801):

Lot 73 of Tract No. 17610, in the City of Montebello, County of Los Angeles, State of California, as per Map recorded in Book 579, Pages 27 to 30 inclusive of Maps, in the Office of the County Recorder of said County.

EXCEPT THEREFROM all oil, gas, petroleum and other hydrocarbon substances and minerals in, under or recoverable from the portion of the subsurface of said land lying below a plane parallel to and 500 feet vertically below the surface of said land, but with no right to enter upon the surface of said land or any portion thereof lying above a plane parallel to and 500 feet vertically below the surface of said land, as

reserved and executed by Walter Mann, as successor trustee under the will of William Warren Orcutt, deceased, in deed recorded June 21, 1955 in Book 48121, Page 371 of Official Records of said County.

PARCEL 14 (APN. 5293-021-800 & 801):

That portion of Lot 2 of Tract No. 10063, in the City of Monterey Park, County of Los Angeles, State of California, as per Map recorded in Book 179, Page 32 et seq. of Maps, in the Office of the County Recorder of said County, described as follows:

Beginning at the most Southerly corner of said Lot 2; thence North 42° 23' 45" West 354.65 feet; thence South 84° 59' 48" East 415.83 feet to a point in the Southeasterly line of said Lot 2; thence South 37° 48' 57" West 285.63 feet along said Southeasterly line to the POINT OF BEGINNING.

Except therefrom all oil, gas and other hydrocarbon substances which underlie a plane parallel to and 500 feet below the present surface of said real property for the purpose of prospecting for, developing, or extracting said oil, gas and other hydrocarbon substances by means of wells drilled into said subsurface from drill sites located on other land, as reserved in the deed from Henry H. Wheeler, a widower and Henry H. Wheeler, as executor of the estate of Helen May Wheeler, deceased, recorded January 15, 1957 in Book 53363, Page 274, Official Records.

PARCEL 15 (APN. 5293-021-802):

The surface of, and that portion thereof above a plane 500 feet below and parallel to the surface of that portion of the Rancho San Antonio, in the City of Montebello, County of Los Angeles, State of California, being that portion of Section 2, in Township 2 South, Range 12 West, in the Repetto Rancho, as shown on the map accompanying the deed of partition between Harris Newmark, et al, recorded in Book 759, Page 14 of Deeds, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Northeasterly line of said Rancho, as shown on County Surveyor's Map No. B-2481, distant North 42° 23' 45" West, along said Northeasterly line, 1465.99 feet from the most Southerly corner of Lot 2 in Tract No. 10063, as per Map recorded in Book 179, Page 32 of Maps, in said Office of the County Recorder; thence South 53° 21' 11" West, a distance of 353.42 feet; thence South 2° 40' 59" East, a distance of 281.36 feet; thence South 67° 36' 59" East, a distance of 592.42 feet to a point designated as Point "X" for purposes of this description; thence North 51° 21' 10" East, a distance of 279.59 feet, more or less, to a point in said Northeasterly line, being the TRUE POINT OF BEGINNING; thence South 51° 21' 10" West, a distance of 279.59 feet, more or less, to said point "X"; thence North 67° 36' 59" West, a distance of 288.59 feet; thence South 15° 29' 23" West, a distance of 446.57 feet; thence South 10° 14' 32" East, a distance of 255.65 feet; thence South 15° 22' 47" East, a distance of 147.86 feet; thence South 24° 56' 02" East, a distance of 381.15 feet; thence South 86° 49' 24" East, a distance of 216.48 feet; thence North 13° 21' 10" East, a distance of 59.70 feet to a tangent curve, concave Easterly and having a radius of 647.81 feet; thence Northerly, along said curve, an arc distance of 101.76 feet; thence North 22° 21' 10" East, a distance of 215.00 feet to a tangent curve concave Westerly and having a radius of 426.345 feet; thence Northerly, along said curve, an arc distance of 96.73 feet; thence North 9° 21' 10" East, a distance of 677.59 feet to said Northeasterly line; thence North 42° 23' 45" West, along said Northeasterly line, a distance of 178.325 feet to the TRUE POINT OF BEGINNING.

Parcel 15 is subject to the conditions as described in a Deed to Pacific Lighting Gas Supply Company, the predecessor in the interest to Southern California Gas Company, recorded on August 15, 1956, in Book 52025, Page 162, of Official Records, being more particularly described as follows:

1. That Parcel 15 shall be used only for the drilling and operation of wells for the injection and withdrawal of gas in the 8th zone of the West Montebello Oil and Gas Field, and for purposes useful in or incidental to the development, maintenance, and operation of grantee's underground gas storage project in said 8th zone and the compressor station located on adjoining property and provided further that this condition shall not prevent the use of said Parcel 15 or any portion thereof in a manner which is in conformance with present or future zoning ordinances or regulations applicable thereto.
2. No storage tank or gas trap erected or maintained by the grantee upon Parcel 15 shall extend higher than thirty (30) feet of the surface of the ground.
3. The volume of noise caused by the operations carried on by the grantee, its successors or assigns upon said Parcel 15 measured at any point at least two hundred (200) feet from any boundary thereof shall not exceed seventy (70) decibels; provided, however, that any violation of this condition in order to constitute a breach thereof must continue after a period of thirty (30) days subsequent to the date upon which the grantor, its predecessors in interest, and/or its successors or assigns, shall have deposited in the United States mail at Los Angeles, California, a written notice of the violation of this condition, directed to the grantee, its successors or assigns, at its then existing principal office. The period of time within which grantee is delayed in its efforts to remedy any such violation by strikes, lockouts, war, Acts of God, or causes beyond the control of the said grantee shall not be included in the computation of said thirty (30) days period.

Each and all of the conditions contained in the foregoing paragraphs 1 to 3 inclusive shall be perpetual and a breach of any of said conditions in accordance with the language applicable thereto shall cause said Parcel 15 to revert to the grantor or its successors in interest who shall have the right of immediate re-entry upon said realty in the event of any such breach.

PARCEL 16 (APN. 5293-021-803):

That portion of the Rancho San Antonio, in the City of Montebello, County of Los Angeles, State of California, as per Map recorded in Book 1 Page 389 of Patents, in the Office of the County Recorder of said County, described as follows:

Beginning at a point in the Northeasterly boundary line of said Rancho, as shown on County Surveyor's Map B-2481, distant along said line North 42° 23' 45" West, 1465.99 feet from the most Southerly corner of Lot 2 of Tract No. 10063, as per Map recorded in Book 179, Pages 32 to 34, inclusive of Maps, in the Office of the County Recorder of said County; thence

South 53° 21' 11" West, 353.42 feet; thence

South 2° 40' 59" East, 281.36 feet; thence

South 67° 36' 59" East, 592.42 feet; thence

North 51° 21' 10" East 279.59 feet, more or less, to a point in said Northeasterly line of the Rancho San Antonio; thence

Along said Northeasterly line North 42° 23' 45" West, 735.26 feet, more or less, to the POINT OF BEGINNING.

Except therefrom that portion lying Southwesterly of a line extending from a point in the Westerly line of said Land, distant Southerly thereon 205.36 feet from the Northerly extremity of that portion of said Westerly line shown on Map of Tract No. 24749, recorded in Book 657, Pages 42 to 45 inclusive of Maps in said County Recorder's office having a bearing of North 2° 51' 14" West and a distance of 281.36 feet to a point in the Southwesterly line of said land as shown on said map of Tract No. 24749 distant thereon South 67° 47' 03" East 183.32 feet from the Southerly extremity of the above mentioned course in said Westerly line.

Except all gas, oil, minerals and other hydrocarbon substances below 100 feet of the surface of said land, as reserved by Monterey Park Land Corporation, a Corporation, in Deed recorded November 1, 1955 as Instrument No. 399 of Official Records of said County.

PARCEL 17 (APN. 5293-021-804):

That portion of the Rancho San Antonio, in the City of Montebello, County of Los Angeles, State of California, being that portion of Section 2, Township 2 South, Range 12 West, in the Repetto Rancho as shown on the Map accompanying the Deed of Partition, between Harris Newmark, et al, recorded in Book 759, Page 14 of Deeds, in the Office of the County Recorder of said County, described as follows:

Beginning at the most Northerly corner of the land described in Deed to Pacific Lighting Gas Supply Company recorded in Book 49401, page 227 Official Records of Los Angeles County, said Corner being in the Southerly line of Rancho La Merced in Book 13, Page 24 of Patents as shown on Map of Tract No. 24749, Recorded in Book 657, Pages 42 to 45 inclusive of maps in said County Recorder's office; thence along said Southerly line North 42° 32' 32" West 100.00 feet; thence leaving said Southerly line South 44° 09' 52" West 359.80 feet; thence South 11° 05' 45" East 236.91 feet to a point in the Westerly line of said Land described in Deed recorded in Book 49401, Page 227 of Official Records, distant Southerly thereon 205.36 feet from the Northerly extremity of that portion of said Westerly line shown on said Map of Tract 24749 as having a bearing of North 2° 51' 14" West and a distance of 281.36 feet; thence Northerly along said Westerly line to the POINT OF BEGINNING.

PARCEL 18 (APN. 5293-021-805)

That portion of the Rancho San Antonio, in the City of Montebello, County of Los Angeles, State of California, being that portion of Section 2, Township 2 South, Range 12 West, in the Repetto Rancho as shown on the Map accompanying the Deed of partition between Harris Newmark, et al, recorded in Book 759, Page 14 of Deeds, in the Office of the County Recorder of said County, described as follows:

Beginning at the Northwestern corner of the Land described in Deed to Pacific Lighting Gas Supply Company recorded in Book 52025, Page 162, Official Records of Los Angeles County, said point being also in the Southwesterly line of the Land described in Deed to said Pacific Lighting Gas Supply Company recorded in Book 49401, Page 227 of Official Records; thence Northwesternly along said Southwesterly line, as shown on Map of Tract No. 24749 recorded in Book 657, Pages 42 to 45 inclusive of Maps in the Office of said

County Recorder, North 67° 47' 03" West 34.01 feet; thence South 24° 17' 02" West 67.99 feet; thence South 42° 48' 13" West 71.53 feet; thence South 77° 41' 15" West 14.44 feet to a point in a non-tangent curve concave Westerly having a radius of 50.00 feet, a radial line of said curve to said point bears North 77° 41' 15" East; thence Southerly along said curve through a central angle of 59° 35' 16" a distance of 52.00 feet; thence normal to said curve South 42° 43' 29" East 30.00 feet; thence along the following courses and distances: South 36° 20' 37" West 99.27 feet; South 21° 39' 30" East 61.62 feet; South 27° 40' 17" West 108.18 feet; South 10° 39' 20" East 147.47 feet; South 16° 30' 31" East 155.14 feet and South 10° 58' 28" East 154.97 feet to the intersection with a line bearing South 67° 52' 28" West from an angle point in said Westerly line of the land described in Book 52025, Page 162 Official Records, said angle point being at the Southerly terminus of that certain course of said Westerly line shown on Map of said Tract 24749 as having a bearing of North 15° 34' 49" West and a distance of 147.88 feet; thence North 67° 52' 28" East 75.56 feet to said angle point; thence Northerly along said Westerly line to the POINT OF BEGINNING.

PARCEL 19 (APN. 5293-021-806):

Lot 147 of Tract No. 31683, in the City of Montebello, County of Los Angeles, State of California, as per Map recorded in Book 870, Pages 44 to 53 inclusive of Maps, in the Office of the County Recorder of said County.

Except that portion of the subsurface of the above described property lying within the 8th Zone of the Montebello Oil filed as said 8th Zone is defined and described in the "Gas Agreement" dated May 20, 1955, recorded in Book 51080 Page 97 Official Records, of the County Recorder of said county, including, but not limited to the Rights of the First Party under that certain agreement entitled "lessor Agreement" dated the 20th Day of May 1955 by and between Monterey Park Land Corporation, as First Party, and Union Oil Company of California, as Second Party, a copy of which was recorded May 3, 1956, as Instrument No. 2960 in Book 51080 at Page 121, Et Seq., Official Records, of said County as supplemented and extended by a document dated the 17th Day of July, 1969, by and between Monterey Park Land Corporation, as Owner and Union Oil Company of California, as Company, a copy of which was recorded September 19, 1969, as Document No. 3129 in Book M-3307 at Page 193 et seq., Official Records of said County, as reserved by Monterey Park Land Corporation, in Deed recorded December 24, 1973, as Instrument No. 1710 in Book D-6120 Page 537, Official Records of said County.

Also Except all oil, gases and hydrocarbons, and the sole and exclusive right to explore for and remove the same, within and which may be produced from said land; the sole and exclusive right to introduce, store, and remove gas, gaseous hydrocarbons, and liquids in and from said Land from time to time, regardless of where such gas, gaseous hydrocarbons, and liquids may be or have been produced; and the sole and exclusive right to drill, operate, and maintain wells into or through the subsurface of said land more than 500 feet beneath the present surface from drillsites outside of said Land, provided, however, that in connection with the rights conveyed, Grantee shall not have the right to enter, conduct operations, or locate wells or other facilities or structures in or upon the surface or the upper 500 feet of the subsurface of said Land, as granted to Pacific Lighting Service Company, a Corporation, by Deed recorded November 9, 1976, as Instrument No. 4431 of Official Records of said County.